Scottish International Film Studio

Scheme Design Report
March 2018
Planning Background

On 21st December 2017 Planning Permission in Principle (PPiP) was granted by the Scottish Government for:

“A MIXED USE DEVELOPMENT COMPRISING; FILM AND TV STUDIO INCLUDING BACKLOT COMPLEX, MIXED EMPLOYMENT USES RETAIL/OFFICE/COMMERCIAL, HOTEL; GAS AND HEAT POWER PLANT/ENERGY CENTRE; FILM STUDIO AND STUDENT ACCOMMODATION; STUDIO TOUR BUILDING; EARTH STATION ANTENNA AND ASSOCIATED INFRASTRUCTURE INCLUDING CAR PARKING; SUDS FEATURES AND LANDSCAPING ON LAND TO THE NORTH AND SOUTH OF PENTLAND/DAMHEAD ROAD, STRAITON, MIDLOTHIAN”

This consent was granted by the Scottish Government following a ‘call-in’ of a Planning Appeal (lodged in December 2015 following the failure of Midlothian Council to determine the original application) as the proposed development was deemed as “an issue of national importance”.

PPiP Approved proposal
Current Scheme Design Status

Since the granting of Planning Permission in Principle (PPiP) in December 2017 the design team have worked closely with PSL Land Ltd to refine the proposals with a focus on the following areas:

Film Studio Design – working with Nick Smith, CEO of Pentland Studios, and

Film Academy Design – working with Edinburgh Napier University, School of Arts and Creative Industries

Film Studio
Following discussions with Nick Smith, the composition of the sound stages has been adjusted to create a more flexible arrangement of studios ranging from 12,000 – 30,000 sqft. The total studio provision has now increased to 191,000 sqft.

A 200m long linear streetscape has now been created between the studios, allowing for additional external filming opportunities, with workshops, offices and associated vehicle delivery/parking arranged around the perimeter of the studios allowing ease of access and minimising potential disruption to the ‘streetscape’.

Film Academy
The brief for the Film Academy has been developed in conjunction with Edinburgh Napier University and the new 40,000 sqft facility will provide a range of practical and teaching facilities.

Two sound stages/ studios with associated workshops, storage, green room and gallery accommodation are provided along with seminar/classrooms, sound and vision post production suites and flexible learning areas for students.

Programme
We are currently assessing the overall programme and delivery dates, a key driver of which is the methodology around infrastructure provision and site platforming. We are working with our preferred contractor in this respect but are targeting completions of the major sections as follows.

- Studios – 64 week build, 40 weeks to first handover, complete September 2019 with the office building to follow within a four month period
- Film Academy – 60 week build period, complete April 2020
- Student Accommodation – 70 week build, complete September 2020
Proposed Masterplan – Site A & B

1. studio/sound stages
2. workshops
3. reception & offices
4. film academy
5. student accommodation
6. gate house
7. executive parking
8. car parking
9. energy centre
10. earth station

studio expansion 2.91 acres

fallow land 9.96 acres

basklot 3.78 acres

commercial site 4.45 acres

contractor's 0.35 acres

hotel site 1.07 acres

commercial site 7.45 acres

ikea

asda
Internal Planning Arrangement

Level 02
Roof Terrace / Services Plant

Level 01
Cinema / Lecture Theatre
Studios (double height)
• Gallery between Studio1 & Studio2
Teaching Wing: Classrooms
• Classrooms
• Open Plan Offices

Level 00
Main Entrance/ Cafe/ Social
• The Grand Stair
• Reception
• Café / Meeting
Cinema / Lecture Theatre
Studios
• Studios (2 no.)
• Technical Store
• Scenic & Props Store
• Green Room, Make-up & Costume
Teaching Wing: Post-Production
• Post-Production Suites & Offices
• Meeting Spaces
Film Academy – Central ‘Heart’ Space
Level 00 Plan

Lecture Theatre / Cinema
Studios
Studio Storage
Classrooms

Level 01 Plan

Post-Production
Meeting Rooms
Toilets/IT Hubs/ Plant
Office Space

Level 02 Plan

Roof Terrace
Plant